

Prepared at the request of the parties by:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL, SEGREST & WEEKS, PLLC
992 Northpark Drive Suite A
Ridgeland, MS 39157
Phone: 601-956-2615

Property Derivation:

Book 684 at Page 614

Grantor:

3815 South West Temple
Salt Lake City, UT 84115
(615) 869-0228

Return To:

Signature Title, LLC
1435 North West Broad Street
Murfreesboro, TN 37129
File Number: 2012060115MS

Grantee:

2343 Pappy Lane, Lot 108 SE
Horn Lake, MS 38637
NA NA

Indexing Instructions:

Lot 108, Section B, Wellington Square East, DeSoto County, Mississippi
27-1-8 PB 93 PG 13-14

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, U.S. Bank National Association, as Trustee, on behalf of the Holders of the Terwin Mortgage Trust 2006-3 Asset Backed Certificates, Series 2006-3, acting by and through its duly authorized officers, does hereby grant, bargain, sell, convey and warrant specially unto Faheem Khan any and all interest in and to the following described property, situate and being in the County of DeSoto, State of Mississippi and being more particularly described herein, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION AND HAVING A PROPERTY ADDRESS OF 2343 Pappy Lane, Lot 108 SE, Horn Lake, MS 38637

pd)
First American Title
2001 Airport Rd #301
Flowood, Ms 39232

The County and State ad valorem taxes for the current year are to be prorated as of the date of delivery of this deed.

This conveyance is subject to:


1. Any valid and recorded oil, gas or mineral leases, royalty reservations or conveyances affecting the property; and
2. All recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements applicable to the property.

U.S. Bank National Association, as Trustee, on behalf of the Holders of the Terwin Mortgage Trust 2006-3 Asset Backed Certificates, Series 2006-3 makes no representation or warranties of any kind or character implied as to the condition of the material and workmanship on said property. The Grantees have inspected and examined the property and are purchasing the same based on no representation or warranties expressed or implied, made by **U.S. Bank National Association, as Trustee, on behalf of the Holders of the Terwin Mortgage Trust 2006-3 Asset Backed Certificates, Series 2006-3** but on their own judgment.

AND U.S. Bank National Association, as Trustee, on behalf of the Holders of the Terwin Mortgage Trust 2006-3 Asset Backed Certificates, Series 2006-3 does hereby covenant with the Grantees, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

WITNESS THE SIGNATURE of said Corporation by its officer, after being duly authorized by said Corporation so to sign, execute and deliver the same this 09 day of August 2012

U.S. Bank National Association, as Trustee, on behalf of the Holders of the Terwin Mortgage Trust 2006-3 Asset Backed Certificates, Series 2006-3 by and through their duly appointed Attorney-in-Fact, **Select Portfolio Servicing, Inc.**

 8-9-12
 By: PATRICK PITTMAN, DOC. CONTROL OFFICER

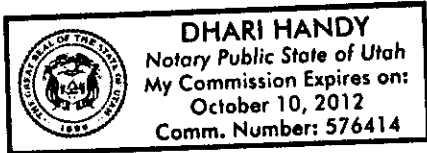
Title: _____

[ACKNOWLEDGEMENT PAGE(S) TO FOLLOW]

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned authority in and for the said county and state, on this 09 day of August 2012, within my jurisdiction, the within named PATRICK PITTMAN, DOC. CONTROL OFFICER (Name of Person Signing), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.




 Notary Public

Printed Name: Dhari Handy

My commission expires: 10/10/2012

(Affix official seal, if applicable)

EXHIBIT "A"

Lot 108, Section B, WELLINGTON SQUARE EAST, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 93, Pages 13-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Indexing instructions: Lot 108, Section B, Wellington Square East, DeSoto County, Mississippi

D75

2485875

BK 4875 PG 1868

855 87 888 X

RECORDING REQUESTED BY:
Select Portfolio Servicing, Inc.
Document Control Department
P.O. Box 65250
Salt Lake City, UT 84165-0250

RETURNED
OCT 07 2009

E 2485875 B 4875 P 1868 W BK 688 PG 323
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/07/2009 01:07 PM
FEE \$12.00 Pgs: 1
DEP RT REC'D FOR SELECT PORTFOLIO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. BANK NATIONAL ASSOCIATION ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 209 South LaSalle Street, 3rd Floor, Chicago, IL 60604 hereby constitutes and appoints SELECT PORTFOLIO SERVICING, INC. ("SPS" or the "Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of SPS, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided, however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Pooling and Servicing Agreement, dated as of March 1, 2006, among Terwin Securitization LLC, as Depositor, Terwin Advisors LLC, as Seller, JPMorgan Chase Bank, National Association, as Servicer, Securities Administrator, Master Servicer, and Backup Servicer, SPS (assignee of Specialized Loan Servicing LLC), as Servicer, Clayton Fixed Income Services Inc., as Credit Risk Manager, and U.S. Bank, as Trustee, relating to Terwin Mortgage Trust 2006-3, Asset-Backed Securities, Series 2006-3 and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee. This Limited Power of Attorney is being issued in connection with SPS's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively, the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including, but not limited to, the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.
4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

WITNESS my hand and seal this 1st day of April, 2008.


Witness: Mary Ann Turbak


Witness: Joanne Bivins


Attest: Nancie J. Arvin, Vice President

U.S. Bank National Association, as Trustee

By: 
Melissa A. Rosal, Vice President

By: 
Patricia M. Child, Vice President

FOR CORPORATE ACKNOWLEDGMENT

State of Illinois
County of Cook

On this 1st of April 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa A. Rosal, Patricia M. Child, Nancie J. Arvin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument all as Vice Presidents of U.S. Bank National Association, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal:

Signature: 





STATE OF UTAH }
COUNTY OF DAVIS } ss
I, THE UNDESIGNED, RECORDER OF DAVIS COUNTY, UTAH, DO
HEREBY CERTIFY THAT THE ANNEXED AND FOREGOING IS A TRUE
AND FULL COPY OF AN ORIGINAL DOCUMENT ON FILE IN MY OFFICE
AS SUCH RECORDER

WITNESS MY HAND AND SEAL OF SAID OFFICE
THIS 26 DAY OF July 20 11
RICHARD T. MAUGHAN, RECORDER

Mary Christensen DEPUTY
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